

CECIL HOTEL

640 S. MAIN ST., LOS ANGELES, CA 90014
Tel.: 213-624-4545 Fax.: 213-627-1629

April 18, 2008

Office of the City Clerk
Attention: Alan Alietti
City Hall
200 N. Spring Street, Room 360
Los Angeles, CA 90012

RE: Proposed Residential Hotel Ordinance

Dear Members of the City Council:

I have been a big supporter of economic development in Los Angeles and have been instrumental in the transactional process for some of the largest redevelopment projects in the City over the last few years (Spring Street Plaza - over 1,000 new units and Yucca and Vine - Franklin property; to name a few). I was at the Economic Development Committee hearing the morning of April 15, 2008 for the purpose of speaking on behalf of the owners of the Cecil Hotel. As one of the owners, I submitted a card, which was found in the stack of cards by the clerk, but for some reason was never called by Chairman Wesson. Perhaps it was a simple oversight. Nevertheless, I was never given the chance to speak. Below is a text of what I was going to say. I would like to have it entered into the record and considered by the Council. I also ask to be given the opportunity to speak before the council on this matter. The content of my intended presentation is as follows:

"The Cecil Hotel is and always has been a commercial hotel. It does not belong on the Residential list. There are 336 hotels on this list comprising an estimated 18,739 units that are covered by this ordinance, but the Cecil Hotel with its 597 rooms should not be grouped among them. We have been trying for almost a year to have LAHD remove it from the residential hotel list without success. We have submitted volumes of information in support of our position. To date we have not received one bit of evidence that supports LAHD's determination. Accordingly, the passing of this ordinance will give LAHD complete control over our property without recourse. They have not cooperated in the past and we are convinced that given the control and authority conveyed to them by this ordinance, they will be uncooperative in the future. We feel that this is a clear "taking" of our property.

We want to be part of the solution in making downtown a better place for everyone. When we took over the Cecil it was in crisis. The previous operators turned a blind eye to what was going on inside with their guests.

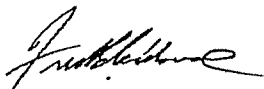
Drug dealers would check in and set up shop and customers would come in, rent a room and spend the next several days getting high. Police reports reflected an average of more than a death a month, and in some months as many as six, from overdoses and drug related matters. Since we "cleaned" up the hotel, incidents of such have practically disappeared. Many lives have been saved! The Cecil is no longer a safe haven for criminals to prey on the less fortunate in our society.

The Cecil is the only commercial hotel in downtown that provides visitors to Los Angeles with a quality affordable place to stay. We are not converting any rooms to market rate housing. We are not kicking anyone out.

We believe in helping the homeless and the people who live and work in historic downtown. What will help them more than anything is money. As a renovated commercial hotel, the Cecil can contribute as much as \$2.0 million a year in Transient Occupancy Tax taxes to help solve homelessness. This equates to rent for as many as 300-600 units a year.

Edwin Markin once said: "Choices are the hinges of destiny". I ask you to make a "Choice" that allows the Cecil to be a part of the solution to help you help the disadvantaged and homeless. Please take the Cecil off of this residential hotel list. The evidence is overwhelming that it does not belong there. We urge you to allow the Cecil Hotel to achieve its "Destiny" as renovated commercial hotel that is part of the solution, not the problem."

Respectfully submitted,



Fred B. Córdoba, III
The Cecil Hotel
213.624.4545